

A G E N D A



Recommendation for Council Action (Real Estate)

Austin City Council	Item ID:	20316	Agenda Number	71.
Meeting Date:	December 13, 2012			
Department:	Office of Real Estate Services			
Subject				
Approve a resolution authorizing the filing of eminent domain proceedings for the Harris Branch Interceptor Lower B Project for 12,384 square feet of land for a 50-foot wide, permanent wastewater easement; 26,264 square feet of land for a 100-foot wide, temporary construction easement; and 13,083 square feet of land for a 50-foot wide, temporary construction easement, all being out of land situated in the Josiah Willbarger Survey No. 42, Abstract No. 794, Travis County, Texas, and all being out of a remainder of a called 25.00-acre tract of land, described as Tract Two, having been conveyed to W.C. Alff and wife, Eunice O. Alff by a Special Warranty Deed, executed January 9, 1976 and recorded in Volume 5389, Page 1806 of the Deed Records of Travis County, Texas, in the total amount of \$3,510. The owners of the necessary property interests are CHARLES W. ALFF, GAY GREEN, RALPH HUDNALL, JAMES ALFF, JOAN F. JOHNSON, JUDY L. NOACK, REBECCA R. WILLIAMS, JOHN ALFF, THE HEIRS AT LAW OF LLOYD HUDNALL, DECEASED, AND THE HEIRS AT LAW OF TIMOTHY W. ALFF, DECEASED. The property is located off Hill Lane, on the east side of SH 130, 0.4 mile north of Parmer Lane, in northeast Austin, Travis County, Texas 78653. The general route of the project will start west of Gilleland Creek, connecting to the future Wildhorse Ranch N 290 manhole and continue adjacent to the future LCRA electrical transmission main alignment along the south bank of Gilleland Creek, crossing under SH 130, connecting to the existing "Lower A" manhole.				
Amount and Source of Funding				
Funding is included in the Fiscal Year 2012-2013 Capital Budget of the Austin Water Utility Department.				
Fiscal Note				
A fiscal note is attached.				
Purchasing Language:				
Prior Council Action:				
For More Information:	Lisa Whitworth 974-5615; Yvonne Gil 972-2048; Lauraine Rizer 974-7078; Amanda Glasscock 974-7173.			

Boards and Commission Action:	
MBE / WBE:	
Related Items:	
Additional Backup Information	
<p>The design plans for the Harris Branch Interceptor Lower B Project requires the acquisition of 0.284-acre (12,384 square foot) of land for a 50-foot wide, permanent wastewater easement; 0.603-acre (26,264 square foot) of land for a 100-foot wide, temporary construction easement; and 0.300-acre (13,083 square foot) of land for a 50-foot wide, temporary construction easement, all being out of land situated in the Josiah Willbarger Survey No. 42, Abstract No. 794, Travis County, Texas, and all being out of a remainder of called 25.00-acre tract of land, described as Tract Two, having been conveyed to W.C. Alff and wife, Eunice O. Alff by a Special Warranty Deed, executed January 9, 1976 and recorded in Volume 5389, Page 1806 of the Deed Records of Travis County, Texas. An independent third party appraisal has established the fair-market value of the proposed easements at \$3,510.</p> <p>This Harris Branch Interceptor Lower B Project is one of two projects that will redirect by gravity flow the wastewater flows from the Harris Branch Wastewater Treatment Plant to the Wildhorse Wastewater Treatment Plant and allow for the decommissioning of the existing Harris Branch Wastewater Treatment Plant. "Lower B" consists of approximately 7,000 linear feet of thirty six (36) inch pipe. "Lower B" will start west of Gilleland Creek, connecting to the future Wildhorse Ranch N 290 manhole and continue adjacent to the future LCRA electrical transmission main alignment along the south bank of Gilleland Creek, crossing under SH 130, connecting to the existing "Lower A" manhole.</p> <p>The City of Austin has attempted to purchase the necessary easement. The City and the property owners were unable to agree on the value of the necessary acquisition. The Law Department is requesting authorization to file an action in eminent domain on behalf of the City of Austin.</p>	